

HARRY J. SMITH COMPANY, a Maine corporation with a place of business
~~xxx~~ in Waterville, County of Kennebec and State of Maine,

52-109

(being annexed), for consideration paid,

grant to VINCENZO DEPAOLO, of Portland, County of Cumberland and
 State of Maine,

011194

xxx

with Warranty Covenants, the land in Waterville, Kennebec
 County, State of Maine.

TRANSFER
 TAX
 PAID

A certain lot or parcel of land with the buildings thereon,
 situate on the northerly side of Sanger Avenue in the City of
 Waterville, County of Kennebec and State of Maine, bounded and
 described as follows, to wit:

Beginning at an iron pin set in the northerly right of way
 line of Sanger Avenue at the southeasterly corner of land
 conveyed by Bernard L. Briggs et al. to Harry J. Smith Company by
 deed, dated July 23, 1980 and recorded in the Kennebec County
 Registry of Deeds, Book 2320, Page 42; thence by the following
 courses and distances, to wit:

1. North Thirty-one Degrees, Two Minutes, Nine Seconds East
 (N 31°-02'-09" E) along the southeasterly line of said land of
 Harry J. Smith Company, a distance of Sixty and One Hundredths
 (60.01) Feet to an iron pin set in the northeasterly corner of
 said land of Harry J. Smith Company;

2. North Fifty-nine Degrees, Twenty-eight Minutes, Seven
 Seconds West (N 59°-28'-07" W) along the northeasterly line of
 said land of Harry J. Smith Company, a distance of Sixteen and
 Thirty-five Hundredths (16.35) feet to an iron pin set in said
 line;

3. South Eighty-seven Degrees, Thirty-nine Minutes,
 Forty-three Seconds East (S 87°-39'43" E) across other land of
 Harry J. Smith Company, a distance of Twenty-three and One
 Hundredths (23.01) Feet to an iron pin set for a corner;

4. North Fifty Degrees, Twenty-five Minutes, Sixteen Seconds
 East (N 50°-25'-16" E) across said land of Harry J. Smith
 Company, a distance of Thirty-six and Twenty Hundredths (36.20)
 feet to an iron pin set for a corner;

5. South Sixty-four Degrees, Seventeen Minutes, Fifteen
 Seconds East (S 64°-17'-15" E) across said land of Harry J. Smith
 Company, a distance of Thirty-three and Forty-seven Hundredths
 (33.47) to an iron pin set for a corner;

See pages 2 and 3

~~wife of said grantor, joint xxx grantor and release all rights by deed and all other rights~~

19x

Witness my hand and seal this seventh day of June 19 91

D. R. Butler

HARRY J. SMITH COMPANY

By: Daniel A. Veilleux
 Daniel A. Veilleux
 Its President

State of Maine, County of Kennebec

ss.:

June 7, 19 91

Then personally appeared the above named Daniel A. Veilleux

and acknowledged the foregoing instruments to be his free act and deed.

Before me,

D. R. Butler

☐ Justice of the Peace

DAVID B. BUTLER

MY COMMISSION EXPIRES:

12-31-1993

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6. South Fifty-two Degrees, Three Minutes, Six Seconds East (S 52°-03'-06" E) across said land of Harry J. Smith Company and along a line parallel to the southerly line of Lublow Court, so-called, a distance of One Hundred Eighteen and Forty-six Hundredths (118.46) Feet to an iron pin set in the westerly line of said Lublow Court;

7. South Two Degrees, Thirty-seven Minutes, Fifty-four Seconds West (S 02°-37'-54" W) along the westerly line of said Lublow Court, a distance of Three and Twenty-seven Hundredths (3.27) Feet to an iron pin set in the northerly right of way line of Sanger Avenue;

8. North Eighty-seven Degrees, Twenty-two Minutes, Six Seconds West (N 87°-22'06" W) along said right of way line, a distance of One Hundred Ninety-One and Thirty-seven Hundredths (191.37) Feet to the iron pin set at the point of beginning.

The above described parcel contains Nine Thousand Three Hundred Fifteen (9315) square feet and is shown as "Parcel to be Conveyed by Harry J. Smith Company" on the "Plan of Property owned by Harry J. Smith Company, Sanger Avenue, Main Street and Dunbar Court", by K & K Land Surveyors, Inc., Verne D. Pinney, PLS #1132, dated June 1991 and to be recorded herewith. All iron pins called as set in the foregoing description are 1/2 inch rebar, capped and labeled "K & K Land Surveyors, Inc., #1132".

Together with a right of way over the southeasterly end of the premises conveyed to Harry J. Smith Company by Bernard L. Briggs, et al., referenced above, for the purpose of ingress and egress on foot and by vehicle; said right of way to run over that portion of said lot formerly owned by Briggs, bounded southerly by the line of Sanger Avenue, southeasterly by the first course described above, northeasterly by the second course described above and northwesterly by the southeasterly face of the building located on said Briggs' lot and the line of said face extended northeasterly to the second course described above and the line of said face extended southwesterly to the line of said Avenue.

This right of way is not shown on the plan referenced above.

Excepting and reserving from the above described premises a right of way over the westerly and northerly ends of the premises herein conveyed for the purpose of ingress and egress on foot and by vehicle; said right of way to benefit all of the remaining parcels of land owned the Harry J. Smith Company and to run with said land; and said right of way is bounded and described as follows to wit:

First: Beginning at the first iron pin called above in the northerly line of Sanger Avenue; thence northeasterly about Sixty

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(60) Feet to the second iron called above; thence northwesterly about Sixteen (16) Feet to the third iron pin called above; thence along a northwesterly line of the above described parcel about Twenty-three (23) Feet to the fourth iron pin called above; thence southwesterly Twelve and Three Tenths (12.3) to the westerly corner of the northerly end of a retaining wall; thence southerly along the westerly face of said retaining wall Five and Eight Tenths (5.8) Feet to a corner in said wall and to the end of a paved walk; thence southerly along the end of said walk Four and Eight Tenths (4.8) Feet to the face of the building on the above described premises; thence westerly along the face of said building Three and four Tenths (3.4) Feet to a corner of said building and to the end of a paved walk; thence westerly along the end of said walk Three and Zero Tenths (3.0) Feet to a corner in said walk; thence southerly along the westerly edge of said walk and along the westerly edge of the paved parking area in front of the building on the above described premises Thirty-nine and Five Tenths (39.5) feet to the northerly right of way line of Sanger Avenue; thence westerly along said right of way line Twenty-four and Four Tenths (24.4) Feet to the iron pin at the point of beginning.

Second: Beginning at the fourth iron pin called above; thence northeasterly about Thirty-six (36) feet to the fifth iron pin called above; thence southeasterly along a northeasterly line of the above described premises about Thirty-three (33) feet to the sixth iron pin called above; thence southeasterly along a line parallel to the southwesterly line of Lublow Court, so-called Eighteen and Seven Tenths (18.7) feet to a point which is parallel to and Twenty-one (21) feet northerly of the northerly face of the building on the above described premises; thence westerly along said line parallel to and Twenty-one (21) feet northerly of said building face Seventy-two and Nine Tenths (72.9) feet to the iron pin at the point of beginning.

The areas filled with dots on the above referenced plan delineate the areas burdened by the above described right of way.

The subject premises are not to be benefitted by any right of way in Lublow Court, so-called.

Being a portion of the first and second parcels conveyed by deed of Dana Greenlaw, et al. to the Harry J. Smith Company, dated December 29, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3484, Page 236.

RECEIVED KENNEBEC SS.

1991 JUN 10 AM 9:00

WITNESSES: *Harold R. Smith*
REGISTER OF DEEDS